031.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,022,800 / 1,022,800
					USE VALUE:	1,022,800 / 1,022,800
					ASSESSED:	1,022,800 / 1,022,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTOS ADALGISA C
Owner 2:	
Owner 3:	
Street 1:	39 FROST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANTOS MANUEL C--ETAL -
Owner 2:	SANTOS ADALGISA C -
Street 1:	39 FROST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2569 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4864.000	570,100		452,700	1,022,800
Total Card	0.112	570,100		452,700	1,022,800
Total Parcel	0.112	570,100		452,700	1,022,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.12 /Parcel: 398.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	570,100	0	4,864.	452,700	1,022,800		Year end	12/23/2021
2021	104	FV	544,200	0	4,864.	452,700	996,900		Year End Roll	12/10/2020
2020	104	FV	544,200	0	4,864.	452,700	996,900	996,900	Year End Roll	12/18/2019
2019	104	FV	405,600	0	4,864.	481,000	886,600	886,600	Year End Roll	1/3/2019
2018	104	FV	405,600	0	4,864.	350,900	756,500	756,500	Year End Roll	12/20/2017
2017	104	FV	380,700	0	4,864.	305,600	686,300	686,300	Year End Roll	1/3/2017
2016	104	FV	380,700	0	4,864.	260,300	641,000	641,000	Year End	1/4/2016
2015	104	FV	339,100	0	4,864.	254,700	593,800	593,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2589

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOS MANUEL C	64707-58		12/23/2014	Convenience	1	No	No		
	15883-2		11/1/1984		142,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2008	834	Siding	23,400	C				
12/5/2006	1058	Redo Kit	9,000	C		G8	GR FY08	& REPL WNDWS & DOO
2/4/2005	71	Renovate	23,000	C		G6	GR FY06	REDO KIT, 1ST FLR

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	197	PATRIOT
9/14/2005	Permit Visit	BR	B Rossignol
3/18/2000	Inspected	276	PATRIOT
2/17/2000	Measured	268	PATRIOT
8/18/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4864		Sq. Ft.	Site		0	80.	1.16	1									452,737						452,700	

USER ACCT

21648

GIS Ref

GIS Ref

Insp Date

10/07/17

!2589!

PRINT

Date	Time
12/29/21	21:44:15

LAST REV

Date	Time
10/16/17	08:48:58
ekelly	

USER DEFINED

Prior Id # 1:	21648
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.11166	Total SF/SM:	4864	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	452,737	Spl Credit		Total: 452,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09191918
Const Adj.:	0.99980003
Adj $ / SQ:	196.506
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700331
Depreciation:	130262
Depreciated Total:	570069

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

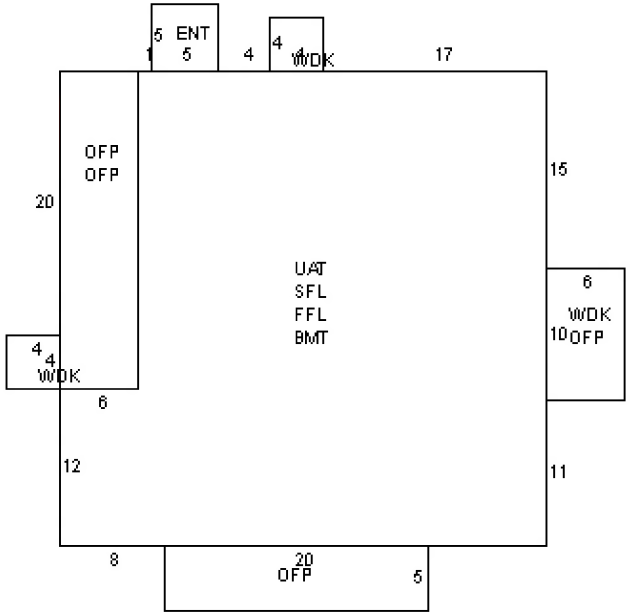
No Unit	RMS	BRS	FL
1	4	2	
1	6	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.51
Special Features:	0	Val/Su Net:	128.81
Final Total:	570100	Val/Su SzAd	239.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	58.950	70,035
FFL	First Floor	1,188	196.510	233,449
SFL	Second Floor	1,188	196.510	233,449
OFP	Open Porch	448	20.180	9,040
UAT	Upper Attic	297	116.920	34,726
WDK	Deck	92	16.000	1,472
ENT	ENTRY	25	26.390	660
	Net Sketched Area:	4,426	Total:	582,831
Size Ad	2376	Gross Area	5317	FinArea 2569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	65		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

031.0-0003-0006.0